

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
March 25, 2014

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Bob Gardner and Alternate: Glenn van Deusen

Mr. Snaith opened the meeting at 7:49 p.m. He explained to the applicant that because there are only 4 Board Members present, an approval vote would need to be unanimous. He gave the applicant the opportunity to postpone the discussion until next meeting when there will likely be an additional member present. The applicant decided to proceed with discussion.

38 GEORGETOWN ROAD, owner, RPM HOMES, LLC, Map 2, Block 2, Lot 1, Variance to Section 321.6 of the Zoning Regulations to construct a new 2-car garage on an existing non-conforming corner lot. The garage would be constructed 28.1 feet from the front lot line, 21.3 feet from the lot line adjacent to Old Georgetown Road and 9.1 feet from the lot line adjacent to Georgetown Road.

Daniel Raposo, Managing Member of RPM Homes, LLC came forward to present the application. He explained that this is a small existing lot, and everything they do to the property requires a variance. He indicated that there used to be a detached garage which fell down and their initial plan was put the garage back where was, but the issue was that it was too close to the wetlands and very highly sloped. After conversations with the Health Department regarding the location of the septic and reserve area, the only place that worked for the reserve area was where the former garage/parking area was. They then looked to the other side of the house and having the garage be attached as opposed to detached. There will be no increased nonconformity from what was there, but they are attaching it to the house to create as little extra nonconformity as possible. They have proposed a small one story, two car garage with no living space above.

Mr. Snaith pointed out that the hardships are the extremely small lot size of less than a half acre and there is no place on the lot that would constitute as "building area". Mr. van Deusen commented that there is no conforming area on the property with the power lines, wetlands, roadways, and small lot, the hardship is clear.

Following some additional discussion, the public hearing was closed at 8:00 p.m.

Deliberations:

Mr. van Deusen opened deliberations by stating that this is the clearest hardship he has seen with no place on the property to build anything. With the accommodations to Conservation Commission and Health Department, they picked the best option with minimum size and attached as opposed to detached. Messrs. Gardner, Wolf and Snaith concurred.

MOTION FOR APPROVAL

Mr. van Deusen made a motion to approve the Variance to Section 321.6 for 38 Georgetown Road for a one-story 2 car attached garage constructed 28.1 feet from the front lot line, 21.3 feet from the lot line adjacent to Old Georgetown Road and 9.1 feet from the lot line adjacent to Georgetown Road, as shown on plans prepared by Michael Horbal dated 1/9/2014 and revised 1/29/2014, and architectural drawings by Masciarelli Architects, Drawing Nos. 1 & 2 plotted 12/31/2013; Nos. 3A, 4, 5 & 6 plotted 3/7/2014. The hardships are based on the topographical issues related to wetlands, powerlines, septic reserve field and seriously undersized lot of .45 acres which are highly unique to this property. Mr. Wolf seconded the motion. All in favor, the motion carried (4-0).

OTHER BUSINESS:

The discussion on the By-Laws was postponed until next meeting to give the Members an opportunity to read the comments.

APPROVAL OF MINUTES

Mr. van Deusen made a motion to approve the Minutes from the January 28, 2014 meeting, and Mr. Snaith seconded. All in favor, the motion carried (4-0).

MOTION TO ADJOURN

Mr. Wolf made a motion to adjourn and Mr. Gardner seconded. All in favor, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: 4/22/2014